

ORDINANCE No. 2024-24

AN ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING A MODIFICATION TO THE MIDTOWN DORAL PLANNED UNIT DEVELOPMENT (PUD) PHASES IV, V AND VI MASTER DEVELOPMENT AGREEMENT AND PATTERN BOOK TO INCREASE APPROVED RESIDENTIAL UNITS FROM 253 TO 552, REDUCE COMMERCIAL GROSS LEASEABLE AREA FROM 96,875 SQUARE FEET TO 22,740 SQUARE FEET; AND REMOVE 75,000 SQUARE FEET OF NET LEASEABLE AREA OF OFFICE USE FOR AN EFFECTIVE DATE

WHEREAS, MG Doral Partners, LLC, (the “Applicant”) is requesting to modify the Third Modification to the Master Development Agreement and Pattern Book for Midtown Doral Planned Unit Development (PUD) for Phases IV, V, & VI, a three-parcel property containing ±7.18 acres located along the east of NW 107th Avenue between NW 86th Street and NW 90th Street, further identified by Folio No’s. 35-3008-000-0041, 35-3008-000-0048 & 35-3008-000-0051 (the “Property”), as legally described in “Exhibit A”; and

WHEREAS, pursuant to Ordinance No. 2014-32, the City Council on December 3, 2014 approved a Planned Unit Development (“PUD”) on the property known as Midtown Doral (the “Project”), along with the Conceptual Master Plan and Pattern Book (collectively, the “Approvals”); and

WHEREAS, as part of the Approvals and pursuant to Ordinance No. 2014-32, the Applicant and the City of Doral (the “City”) entered into that certain Master Development Agreement dated December 8, 2014, recorded in Official Records Book 29422, Page 4516 of the public records of Miami-Dade County, Florida; and

WHEREAS, the original Midtown Doral PUD consisted of 1,548 dwelling units, 300,000 square feet of gross leasable area of commercial use, 75,000 square feet of net leasable area of office use, and a 47,000 square foot clubhouse; and

WHEREAS, pursuant to the original Master Development Agreement, the Project consisted of three (3) phases: Phase I, Phase II, and Phase III (the “Original Project Phases”); and

WHEREAS, on February 12, 2020, the Mayor and City Council approved a modification to the Master Development Agreement and Patten Book for Midtown Doral PUD via Ordinance No. 2019-29, to allow the development of the unbuilt parcels in respective individual phases (the “Modified Project Phases”) including, “Modified Phase II,” “Modified Phase III,” “Modified Phase IV,” “Modified Phase V,” and “Modified Phase VI”; and

WHEREAS, on December 8, 2021, the Mayor and City Council approved a Second Modification to the Master Development Agreement and a modification to the Patten Book for Midtown Doral PUD Phase II via Ordinance No. 2021-33, to modify the development program to allow an additional 170 dwelling units and an increase of 4,650 square feet of gross leasable area of commercial use; and

WHEREAS, on May 24, 2023, the Mayor and City Council approved a Third Modification to the Master Development Agreement and a modification to the Patten Book for Midtown Doral PUD Phase II via Ordinance No. 2023-13, to modify the development program to allow an additional 59 dwelling units and an increase of 11,052 square feet of clubhouse space, and a reduction of 31,936 square feet of gross leasable area of commercial use; and

WHEREAS, the current development entitlements for Midtown Doral PUD Phases IV, V, & VI comprises of 253 multifamily units, 96,875 square feet of gross leasable area of commercial use and 75,000 square feet of net leasable area of office use; and

WHEREAS, the Applicant is requesting a modification to the Midtown Doral PUD Phases IV, V, & VI Approvals granted by Ordinance No. 2024-24, to allow an increase of 299 dwelling units, a reduction of 74,135 square feet of gross leasable area of commercial use, and a removal of 75,000 square feet of net leasable area of office use.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL AS FOLLOWS:

Section 1. Recitals. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance upon adoption hereof.

Section 2. Adoption. The Mayor and City Council of the City of Doral hereby approve the modification to the Midtown Doral Phases IV, V, & VI Pattern Book dated December 12, 2023, and Fourth Modification to Master Development Agreement, attached hereto as “Exhibit B” and “Exhibit C,” respectively.

Section 3. Effective Date This Ordinance shall be effective immediately upon passage by the City Council on second reading.

The foregoing Ordinance was offered by _____, who moved its adoption. The motion was seconded by _____ upon being put to a vote, the vote was as follows:

Mayor Christi Fraga	_____
Vice Mayor Oscar Puig-Corve	_____
Councilwoman Digna Cabral	_____
Councilman Rafael Pineyro	_____
Councilwoman Maureen Porras	_____

PASSED AND ADOPTED on FIRST READING this 14 day of August, 2024.

PASSED AND ADOPTED on SECOND READING this 11 day of September, 2024.

CHRISTI FRAGA, MAYOR

ATTEST:

CONNIE DIAZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:

LORENZO COBIELLA
GASTESI, LOPEZ & MESTRE, PLLC
CITY ATTORNEY